


Owen Isherwood
CHARTERED SURVEYORS

# Unit J, Manawey Industrial Estate, Holder Road, Aldershot, GU12 4RH

**TO LET | 2,210 SQ FT (205.32 SQ M)**

Warehouse & Office Unit

## Location

The property forms part of the Manawey Industrial Estate in Holder Road in an established industrial location approximately two miles east of Aldershot Town Centre and mainline railway station. The property has very good access to the Blackwater Valley Relief Road (A331), with links to the M3 and A31 near Farnham within four miles of the Aldershot junction. Aldershot is mid-way between Farnborough and Farnham

## Description

An end of terrace unit providing ground floor trade and warehouse area with full height roller shutter door and first floor offices currently being refurbished. The warehouse has an eaves height of 5m. The first-floor office has a fitted kitchen and toilets as well as storage.

The unit has 5 car parking spaces.

## Accommodation

| Floor/Unit | Description | sq ft | sq m |
|---|---|---|---|
| Ground | Warehouse | 1,350 | 125.42 |
| 1st | Office | 860 | 79.90 |
| **Total** | | **2,210** | **205.32** |

## Terms

New Lease

## Rent

£32,000 per annum

## Rates & Charges

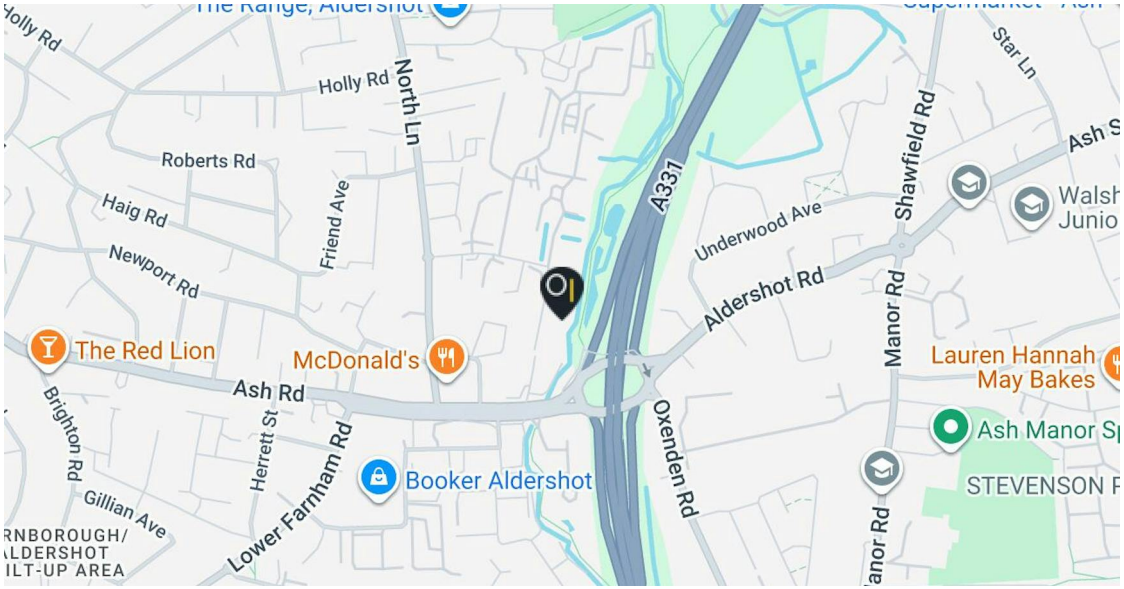
Rateable value: £15,500

## EPC

D (94)

## Legal costs

Each party to bear their own legal costs incurred in the transaction.








## Contact

**Peter Bellion**
T: 01483 300 176
M: 07905 419795
E: pab@owenisherwood.com



These particulars do not constitute, or form any part of, any offer or contract, and whilst all the information given is believed to be correct, all interested parties must satisfy themselves of its accuracy. All prices and rents are quoted exclusive of VAT, unless otherwise stated